



NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for Official Plan and Zoning By-law Amendments for the lands noted below.

5523-5555 Fraser Street and 5578 George Street
PLAN 31 LOT 10PLAN 31 LOT 20PLAN 31 LOT 21PLAN 31 LOT 22PLAN 31 LOT 24PLAN 31 LOT 23
Assessment Roll No.: 272504000403900, 272504000404000, 272504000404100, 272504000404200, 272504000404300, 272504000407000
Official Plan and Zoning By-law Application Combined: PLOPZB20250159
Municipal File #: AM-2025-008
Applicant: Rita Visca, Salvatore Visca and Christian Rollko
Agent: Michael D. Allen

OPEN HOUSE

The City wants to give you an opportunity to hear about the proposal and to ask questions. The City also wants your comments on this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Your comments may be given verbally or in a written form.

To accomplish this an Open House has been scheduled for:

Date: Thursday July 17, 2025 Time: 4:30 PM

Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road and/or Web-based Platform

A representative from the Planning, Building & Development Department as well as the applicant will be in attendance to present the proposal to you and to answer questions. Any public individual/group interested in making comments on this application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENT

Official Plan Amendment and Zoning By-law Amendment applications have been submitted to facilitate the construction of a proposed 4 storey residential apartment containing 31 units. Schedule 1 shows the details of the proposed development.

The subject lands are designated Employment Lands, in accordance with the City of Niagara Falls Official Plan and are located within the Prestige Industrial zone in accordance with Zoning By-law No. 79-200.

The applicant is requesting to redesignate the subject lands to a Special Policy Area - Residential designation to permit apartments of not more than 4 storeys with a maximum density of 92 units per hectare along a local road. Additionally, the applicant is proposing to rezone the subject lands to a site-specific Residential Apartment 5C Density (R5C) zone to permit the proposed apartment. The requested site specific provisions include reductions to, landscaped open space, amenity space and an increased maximum lot coverage.



PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on applications is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4343 Morrison Street, Niagara Falls, Ontario, L2E 6Z9 or send an email to croome@niagarafalls.ca on or before **Thursday, July 17, 2025**.

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email croome@niagarafalls.ca before 12 noon on **July 16, 2025**

MORE INFORMATION

For more information please contact Chris Roome, at 905-356-7521 extension, 4246 between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this July 3, 2025 .

SCHEDULE 1

